

TOWN OF WEARE

PLANNING BOARD

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Town of Weare Planning Board Meeting

August 12, 2010

****(FINAL COPY)****

PRESENT: Craig Francisco, Chairman; Frank Bolton, Vice Chairman; George Malette, Thomas Clow, Chip Meany, Land Use Coordinator, Sheila Savaria, Recording Secretary

GUESTS: Frank Campana, Jim Brown, David Preese, Jeff Shepard

I: CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:00 pm at the Weare Town Office Building.

II: WORK SESSION:

David Preese, SNHPC: Southern New Hampshire Planning is trying to promote a coordinated development of the region to prepare and adopt regional plans and policies. Some of the projects SNHPC is working with the Town of Weare on include:

- Source water protection
- Emergency Management Plan - FEMA requests updating plan every 5 years.
- Regional Economic Development Plan - targeted business analysis which identifies which industries and businesses they should be trying to attract. It also includes the incubator report that explains how to start these businesses in the community.
- Certifies Sites Project - involves pinpointing key locations to market.
- Piscataquog River Management Plan - Objective is to protect the water quality of the river.
- General John Stark Scenic Byway - Identifying a route within Weare and surrounding communities to highlight historical markers.
- Community Preparedness Plan - Brings 13 communities and their emergency directors together in the event of emergency.
- Emergency Efficiency Technical Assistance Program - Work with Town's energy coordinator to determine what work has been done in the area of energy efficiency, and what else can be done to make Weare more energy efficient. George Malette mentioned a software program that is able to track and monitor the Town's energy usage.
- Broadband Mapping and Planning - Statewide project to map out and identify who the internet services are within Weare, then see what can be done to provide Weare with broadband coverage.
- Agricultural Commissions - Promoting agricultural preservation within the community by encouraging locally grown food and support for local businesses.

Projects SNHPC hopes to get funded:

- Sustainable Communities Initiative - involves working with 8 other regional planning commissions in NH, to come up with template for a regional, sustainable plan. This plan will connect energy, housing, economic development, and transportation to develop a plan for the future.

Mr. Preese said that SNHPC could go through the Planning Board's regulations to evaluate conflicts and inconsistencies.

Durak/Brown, Stone wall alteration for driveway: Mr. Durak presented a sketched drawing to the board to explain where the new driveway will be, giving a buffer from Thorndike Road and his neighbor. Mr. Durak is requesting a 30' opening in the wall, which is the town requirement.

Frank Bolton moved to approve the removal of the stone wall, not to exceed 30', as requested; George Malette seconded, all voted in favor.

Frank Campana, Site plan for rabbit farm: In regards to the performance standards of article 3.1 & 3.2, Mr. Campana told the board that he feels there needs to be a differentiation between permitted use on a small scale, and a larger scale as a gainful business. He said there should be a distinction on the boards level between keeping a few animals in a small scale operation, to when it becomes a large scale operation, such as Mr. Shepard's rabbit farm operation. If it becomes a large scale operation, he feels it should require a site plan review, which will trigger abutter notices. Mr. Campana's major concerns about the rabbit farm are odor, decreased property value, noise, and the possibility of Mr. Shepard slaughtering the animals at his property in the future. Chairman Craig Francisco spoke about article 3.11, about promoting farming. Mr. Malette said that farming can be done in every zone in Weare, but best management practices must be met, which is something that should be upheld by the farmer.

Jeff Shepard, the owner of the rabbit farm, said he specifically looked for a rural agricultural property to operate this kind of business on. He sought every permit required of him. He raises and ships live rabbits, and hopes to increase his business in the future. He is not planning on slaughtering the rabbits himself, and hopes to sell the manure. In regards to performance standards, Chip Meany said that the building has been designed by an architect, there are no provisions for the noise of fans that may be applied to the building, the entire facility will be air conditioned, and the noise will be minimal other than the AC. Mr. Meany agrees that the town's site plan review needs to be tweaked, and the town should have regulations that define when a small operation becomes a large business. Mr. Meany adds that the town should be more proactive in inviting business and making it easy for them to comply with the regulations. Frank Bolton commented that article 3 is lacking in Planning Board oversight, in both commercial and residential capacities.

The board agrees that they do need to review their site plan regulations, and they want to promote agriculture in the town.

Jack Munn, Wellhead Protection Plan: Chairman Francisco met with Jack Munn and discussed changes in the wellhead protection plan.

III: OTHER BUSINESS:

Minutes:

Tom Clow moved to accept the May 13, 2010 minutes, as submitted; George Malette seconded, all voted in favor.

Tom Clow moved to accept the April 22, 2010 minutes, as amended; George Malette seconded, all voted in favor.

George Malette moved to accept the July 8 minutes, as written; Tom Clow Seconded, all voted in favor.

Frank Bolton abstained.

Master Plan: The board did not discuss any specific issues about the plan, and said that 16 & 17 are being worked on.

IV: ADJOURNMENT:

As there was no further business to come before the board, Tom Clow moved to adjourn the meeting at 9:05pm; George Malette seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria
Recording Secretary